



## PLANNING COMMISSION HEARING FEBRUARY 27, 2018

### STAFF REPORT

#### #17-13 CONDITIONAL USE PERMIT\DESIGN REVIEW 3334 Swetzer Road, APN: 044-220-041

#### REQUEST

To allow the construction and operation of a 3,000 sf warehouse and a 4,400 sf office building on a one acre parcel with an existing 7,500 sf office/warehouse.

#### RECOMMENDATION

The Planning Commission adopt Resolution #18-04 to approve the Conditional Use Permit and Design Review subject to the recommended findings and the conditions of approval.

#### PROJECT DESCRIPTION

**Location:** On the west side of Swetzer Road, approximately 200 feet north of Swetzer Court.  
**APN:** 044-220-041

#### General Plan, Zoning, and Existing Land Uses

	GENERAL PLAN	ZONING	CURRENT LAND USE
ON SITE	LIMITED INDUSTRIAL	ILT	SOLAR ENERGY INSTALLATIONS
NORTH	LIMITED INDUSTRIAL	ILT	SOLAR ENERGY INSTALLATIONS
EAST	LIGHT INDUSTRIAL	IL	AUTO DISMANTLERS
SOUTH	LIMITED INDUSTRIAL	ILT	AUTO REPAIR\SERVICE
WEST	LIMITED INDUSTRIAL	ILT	OFFICE\HEALTH CLUB

#### Improvements/Utilities/Service Systems:

**Sewer** – SPMUD                      **Water** – PCWA                      **Gas/Electric** – PG&E  
**Trash** – Recology Auburn Placer      **Fire** – South Placer Fire District

The site is the location of a 7,500 sf building that was approved by the Planning Commission on April 26, 2016, which has since been constructed. The site is now owned by Energy Saving Pros, a solar power company, who uses the existing building to house and prepare the company's stock for sale and installation. In addition, the building's second floor serves as an office and training area. These facilities are inadequate for the company's needs, leading to the proposed addition of a 3,000 sf steel frame building to house operations and a two-story 2,200 sf steel frame building. The additions would provide a total of 4,400 sf for office and training uses.

The existing building was originally approved with eight paved parking spaces, subject to the condition that additional parking spaces be provided as required by the zoning code, depending on the use of the facility. Prior to submitting this application, Energy Saving Pros received approval to expand the parking lot to satisfy the extra parking required for their office and training uses in the existing building, and possible future expansion.

## ISSUES

### Traffic\Street Improvements

Light Industrial uses are estimated to generate approximately 12 trips per 1,000 square feet, and approximately 10 trips per 1,000 square feet for office uses. Upon build out, the project will have 6,900 square feet of office uses, and 8,000 square feet of light industrial resulting in approximately 69 average daily trips (adt) for the office uses and approximately 96 adt for the light industrial uses for a total of 165 adt. The traffic generated by this project is within the road capacity considered for Swetzer Road by the 2016 Circulation Element of the Loomis General Plan.

The applicant/owner has already been required to revise the driveway and frontage improvements due to the reconfiguration of the parking lot, consistent with the development standards of the Loomis Municipal Code, to the satisfaction of the Public Works Director/Town Engineer.

### Parking

Parking was a concern of the Planning Commission during the approval of the now completed 7,500 square foot building, as it had no definite tenants. The Planning Commission approved the building with eight paved parking spaces but with future occupancy limited to the number of available parking spaces, unless additional parking was provided. Furthermore, any new buildings on the site would require approval of the Planning Commission.

Upon purchasing the property, Energy Saving Pros located a portion of the business' operations to this site. The business hopes to use some of the building for offices and a shop. Tenant improvement plans were submitted, along with plans for expansion of the parking to provide the additional parking necessary to accommodate the office uses, and possibly additional structures in the future. Future uses would be contingent upon providing parking consistent with the zoning ordinance.

Energy Saving Pros subsequently submitted an application to construct two new buildings upon the approval of the Planning Commission. The submitted plans and the uses proposed are consistent with the parking requirements of the town. The completed parking lot will provide 49 parking spaces, and the total number of parking spaces for the existing and proposed structures is 48 (as shown in the following table.)

PARKING CALCULATIONS					
Existing Building	Land Use	Total	Net	1 Space	Required
		Floor Area	Floor Area	for every	Parking
	Office	3800	3420	200 sf	18
	Light Industrial	3700	3330	1000 sf	4
		7500	6750		22
New Buildings					
Building 1	Office	4400	3960	200 sf	19
Building 2	Light Industrial	3000	2700	1000 sf	3
		7400	6660		22
Company Vehicles					4
Grand Totals		14,900	13,410		48

*Net Floor Area is the Total Floor Area less 10% to account for non-usable areas, such as walls, stairwells, HVAC, toilets.*

The proposed and existing uses require the maximum amount of parking available on this site. Approval of future uses will be contingent upon satisfying the parking requirements on site, (or as provided by **Section 13.36.080 Reduction of Parking Requirements of the Loomis Zoning Ordinance.**)

#### **PUBLIC AGENCY REVIEW AND COMMENTS**

A request for comments and review was sent to responsible and trustee agencies providing services or with permitting authority for the project. (Attached) Responses were received from the Placer County Environmental Health Division (PCEHD), Placer County Flood Control and Water Conservation District (PCFCWCD), South Placer Municipal Utility District (SPMUD), Placer County Water Agency (PCWA), South Placer Fire District (SPFD), Recology, and the United Auburn Indian Community (UAIC).

PCEHD recommended that Recology approve the location of the dumpster. PCFCWCD noted the project needs to comply with the District's 1990 Stormwater Management Manual, and the Loomis Phase II NPDES Permit.

SPMUD reviewed the plans, noting access needs to be provided to the existing manhole, and limiting development that would interfere with their existing sewer easement.

SPFD noted plans and fees will be required for building approval, along with a minimum 26' hammerhead turnaround for emergency vehicles, 6' more than the current plans. Shifting the proposed buildings eastward would provide the necessary width. Revision of the plan prior to issuance of any building permits, to the satisfaction of the SPFD, has been made a condition of approval.

Recology expressed concern as to the future service level, and number and location of bins. A condition of approval has been prepared requiring the applicant to consult with Recology and provide a "can and will serve" letter prior to issuance of building permits.

As required by AB 52, the Town sent notification to UAIC for comment and consultation in late November. In a letter dated December 14, 2017, and received by the Town January 2, 2018, the UAIC requested they be allowed to observe all cultural resource surveys and have access to any cultural reports for this site. Cultural resource surveys have not been required due to the long-term disturbance of the entire industrial park since its development in the early 1990's. Conditions of approval of the previous project (#15-12), as well as those for this application, require cessation of all ground disturbing activities should cultural remains be discovered. In addition, prior to issuance of any building permit for this project, the UAIC shall be consulted and provided an opportunity to visit the site.

#### **DESIGN REVIEW**

Design Review is required for all nonresidential development per **Section 13.62.040 B** of the Loomis Municipal Code to ensure proposed development "Provides architectural design, building massing and scale appropriate to and compatible with surroundings and the community."

The proposed buildings are of the same general design as previously approved on this property. Both will be prefabricated metal and concrete block using the same color scheme as on the existing building. The walls will be *Saddle Tan* with *Fern Green* trim and roofing. Windows and the main door will be *Medium Bronze*. (Color samples will be available at the hearing.) The proposed 26.4' tall office building will be two stories with a 50' by 44' with providing 2,200 sf per floor for a total of 4,400 sf overall. Access will be from a pedestrian door in the front. Windows will be situated along both floors in the front and sides. While the attached elevation only shows a single window on each floor of the sides, the applicant indicates he intends to place additional windows on each side of the building. The shop building will be one story with a 50' by 61' footprint providing 3,000 sf of

usable floor area and 26.4' in height. It will have three 12' by 14' roll up doors in the front, along with three standard pedestrian doors. No windows are proposed for this structure (see attached illustrations.) Landscaping will be provided in the front, and within the parking lot as required by **Section 13.34 Landscaping Standards** of the Zoning Ordinance.

The proposed buildings and landscaping satisfy the findings required by **Section 13.62.040 F. Findings and Decision.**

#### **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

A determination has been made that the project is exempt from the provisions of CEQA as per **Section 15332 "In-Fill Projects"** of the **California Environmental Quality Act (CEQA) Guidelines**. The proposed project is within the urbanized area, zoned industrial in conformance with both the General Plan and Zoning Ordinance and does not require a variance or other exceptions.

#### **RECOMMENDATION**

The Planning Commission adopt Resolution #18-04 to approve the Conditional Use Permit and Design Review subject to the recommended findings and the conditions of approval.

#### **ATTACHMENTS**

1. Draft Resolution #18-04
  - a. Findings
  - b. Conditions of Approval
2. Application #17-13
  - a. Proposed Site Plan
  - b. Planting\Landscape Plan
  - c. Grading Plan
  - d. Elevations-Proposed Office Building
  - e. Elevations-Proposed Shop Building
3. Maps
  - Site Location
  - Zoning
  - Aerial Photo
4. Agency Comment Letters
5. Staff Report and Conditions of Approval for Application #15-12

**NOTE: Notice published in the Loomis News on February 15, 2018, and mailed February 15, 2018.**